

SECOND QUARTER 2006

Las Vegas Development Report



LAS VEGAS DEVELOPMENT REPORT

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Produced by the Department of Planning & Development, Comprehensive Planning Division.

Land Sales

*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

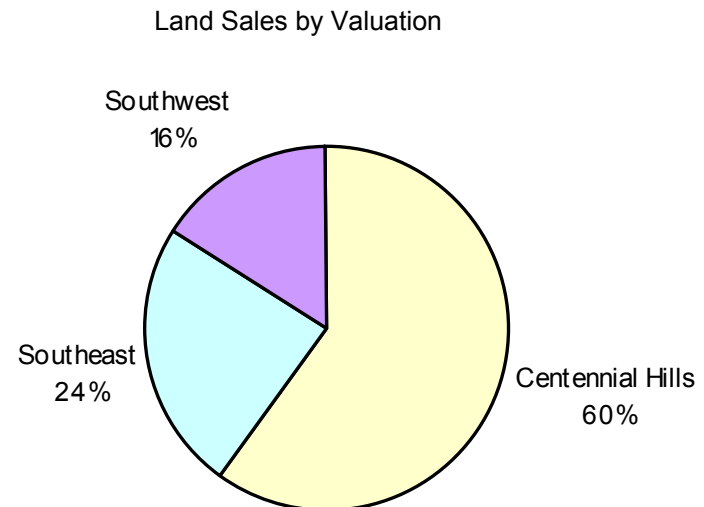
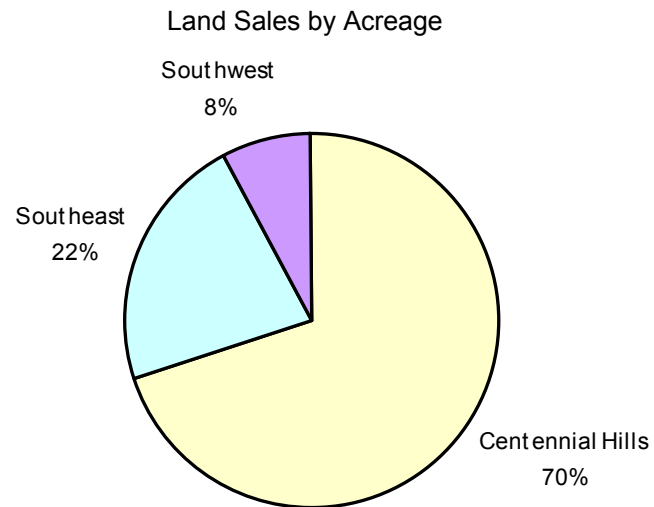
Land Sales 2nd Quarter 2006

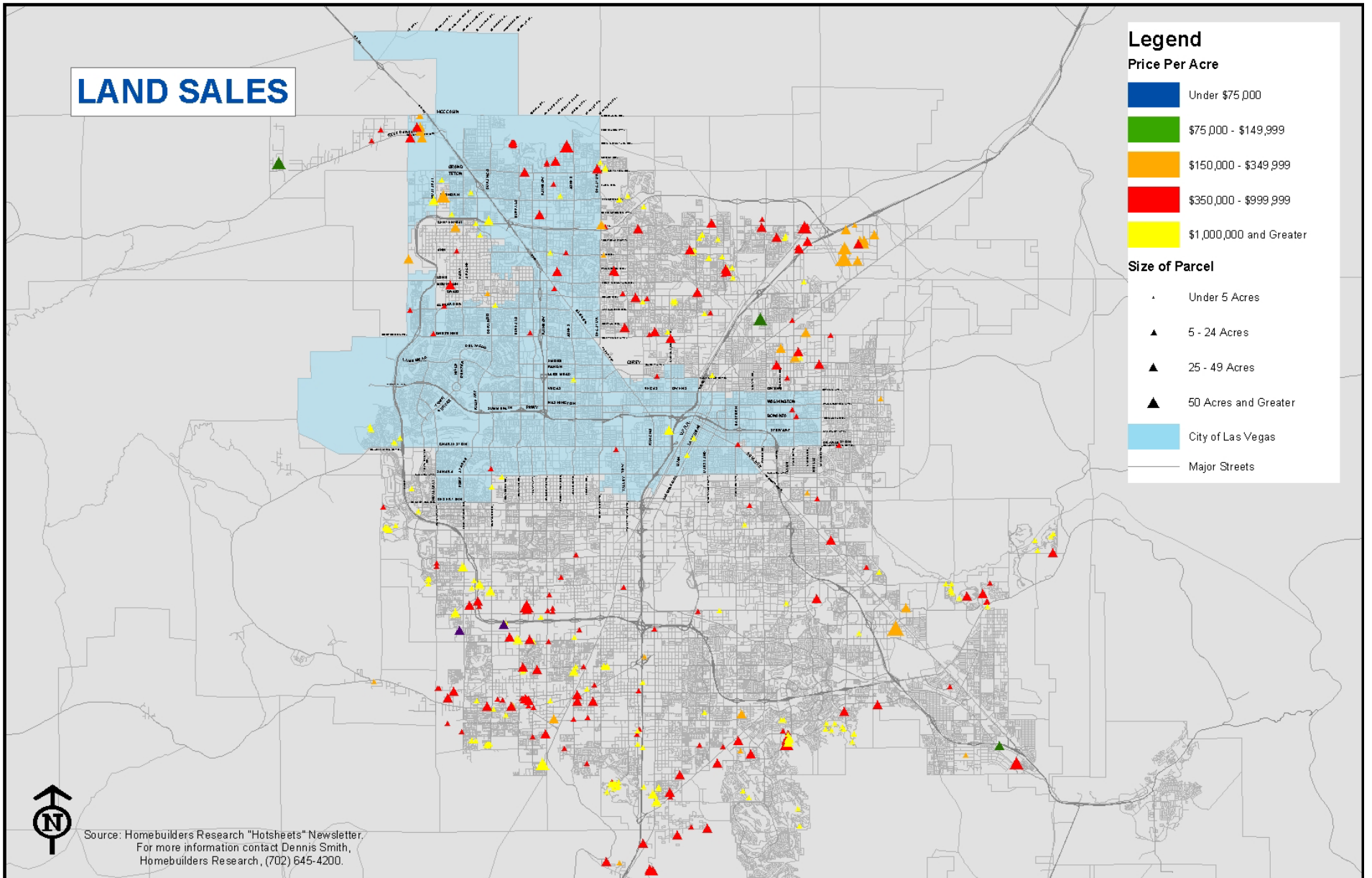
Sector	Sales	Total Acres	Valuation	Avg. Price per Acre	Avg. Price per Acre (less than 1 Acre)	Avg. Price per Acre (greater than 1 Acre)
Centennial Hills	71	377.1	\$192,920,918	\$511,545	\$886,902	\$500,793
Southeast	20	121.2	\$78,669,109	\$648,978	\$3,450,562	\$607,226
Southwest	10	42.6	\$51,704,600	\$1,214,476	\$1,645,940	\$1,211,125
CLV TOTALS	101	540.9	\$323,294,627	\$597,668	\$1,268,523	\$581,655
OUTSIDE CLV	347	4,589.7	\$1,362,576,821	\$296,874	\$1,590,018	\$287,170
GRAND TOTAL	448	5,130.7	\$1,685,871,448	\$328,587	\$1,503,388	\$317,773

Source: Homebuilders Research, "Hotsheets" Newsletter. For more information contact Dennis Smith, Homebuilders Research (702) 645-4200.

*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

**Each planning sector has various amounts for both price and acres. This represents an average of the total price.





A faint, light gray map of Las Vegas, Nevada, serves as the background. It shows the city's street grid, major highways, and surrounding geographical features like Lake Mead to the east. A semi-transparent gray rectangular box is centered over the map, containing the title text.

General Plan Amendments

GPA Report
2nd Quarter 2006

Table 1. Land Use Changes by Type and Acres

Sector	Commercial to Residential	Residential to Commercial	Commercial to Commercial	MXU to Commercial	Increase Residential Density	Decrease Residential Density	To PCD	From RC	Total Acres
Centennial Hills	0.0	5.0	0.0	0.0	3.5	12.3	51.5	7,868.0	7,940.3
Southwest	11.5	0.0	0.0	0.0	2.5	0.0	0.0	0.0	14.0
Southeast	0.0	0.6	5.1	9.4	0.6	0.0	0.0	0.0	15.7
TOTAL ACRES	11.5	5.6	5.1	9.4	6.6	12.3	51.5	7,868.0	7,970.1

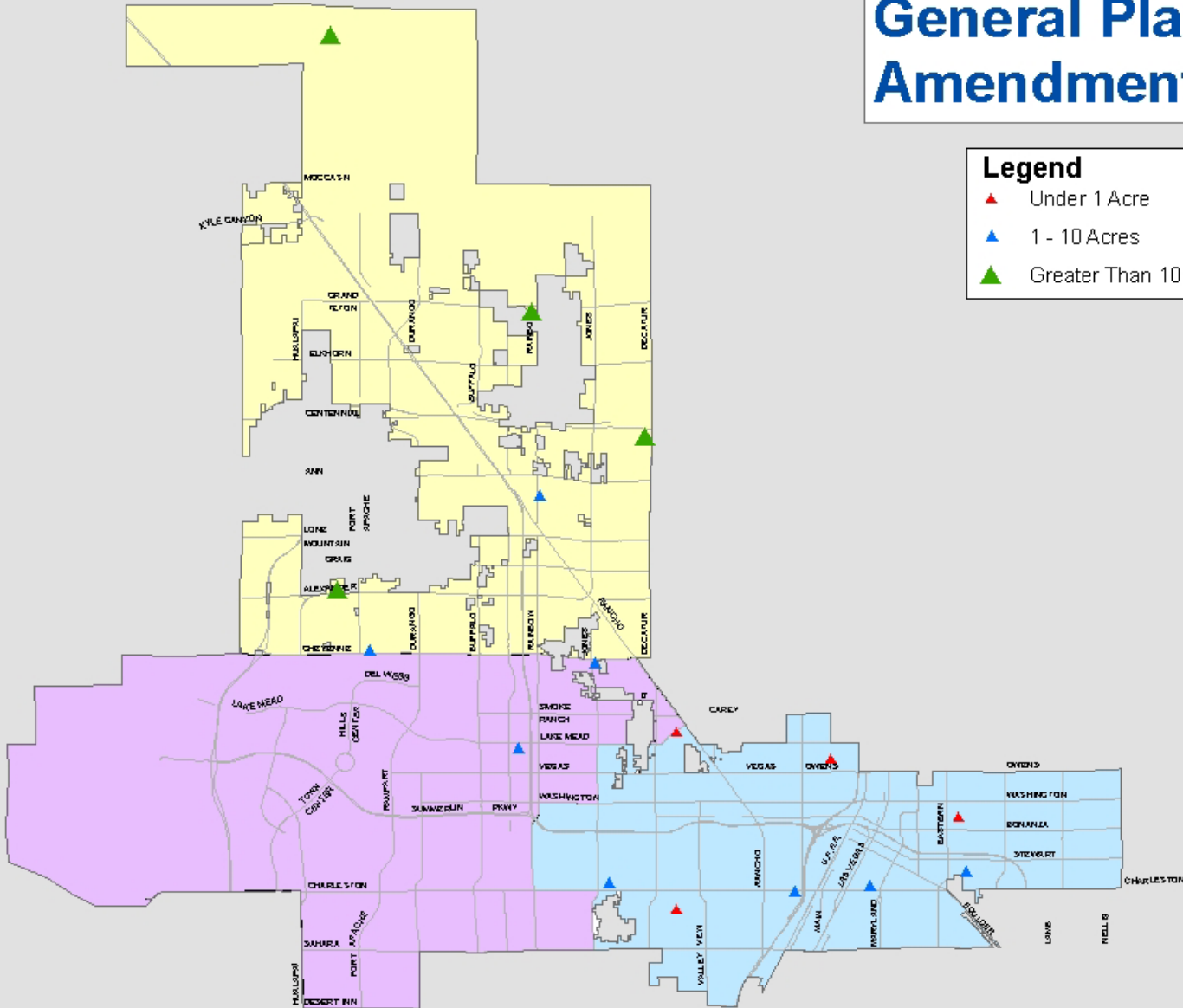
Table 2. Total GPAs by Sector

Sector	Number	Acreage
Centennial Hills	6	7,940.3
Southwest	3	14.0
Southeast	7	15.7
TOTAL GPAs	16	7,970.1

*GPA = General Plan Amendment

Legend

- ▲ Under 1 Acre
- ▲ 1 - 10 Acres
- ▲ Greater Than 10 Acres



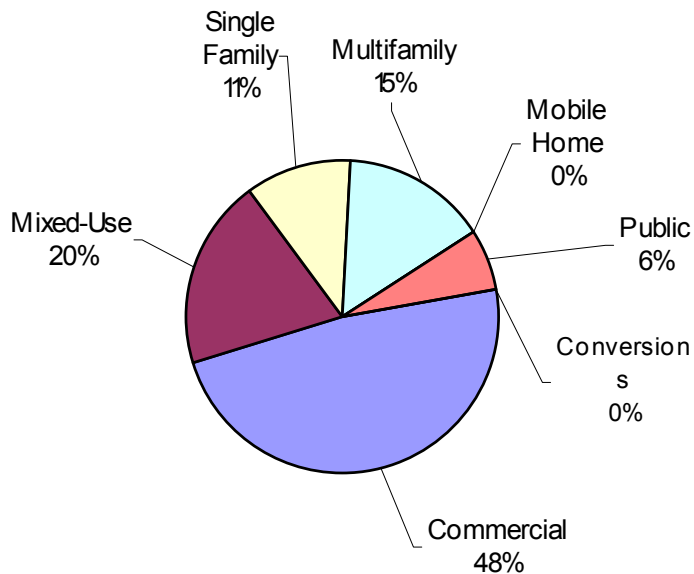
A map of Las Vegas, Nevada, showing the city's layout. A large, irregularly shaped area in the center of the city is highlighted in light gray, indicating planned projects. The map includes major roads, highways, and the city's boundary. The highlighted area covers a significant portion of the city's core, including the downtown area and surrounding regions.

Planned Projects

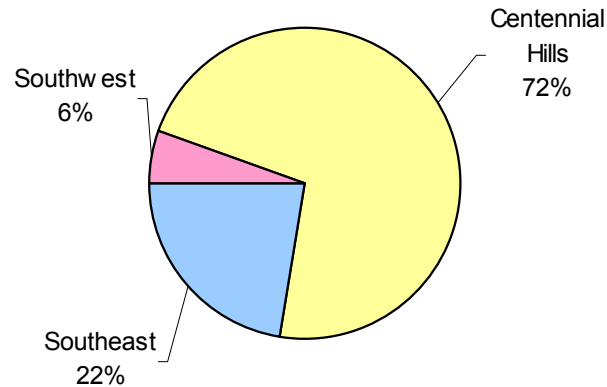
Site Plan Development Reviews
2nd Quarter 2006

Category	Centennial Hills		Southeast		Southwest		Total	Total
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres
Commercial	11	39.8	21	74.7	16	16.0	48	130.5
Mixed-Use	1	36.4	6	15.2	2	2.0	9	53.6
Single Family	2	27.4	1	1.6	1	1.0	4	30.0
Multifamily	3	23.7	7	14.4	3	3.0	13	41.1
Mobile Home	0	0.0	0	0.0	0	0.0	0	0.0
Public	1	1.4	1	15.8	0	0.0	2	17.2
Conversions	0	0.0	0	0.0	0	0.0	0	0.0
GRAND TOTAL	18	128.7	36	121.7	22	22.0	76	272.4

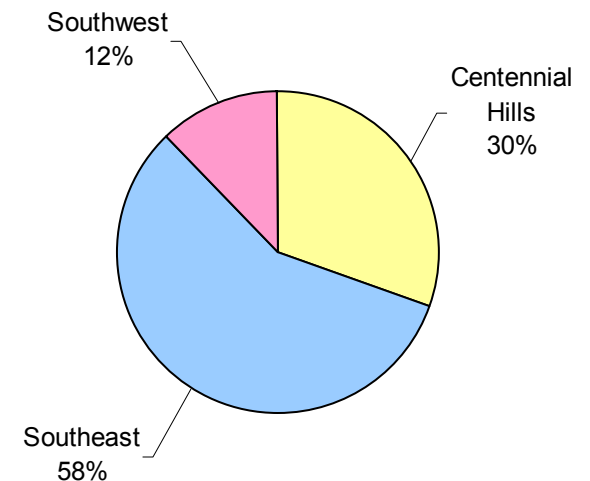
SDRs
Category by Acreage



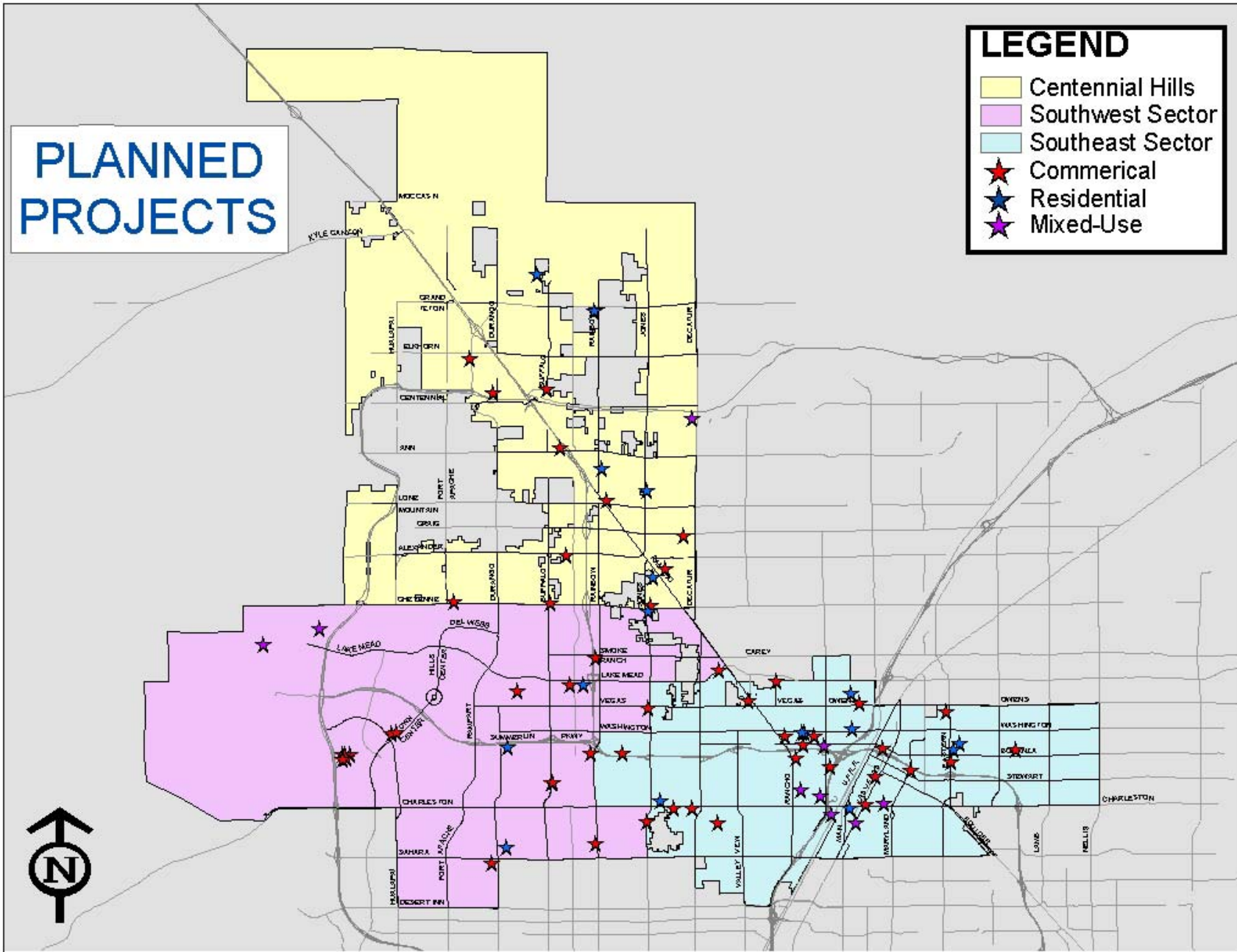
SDRs
Single Family & Multifamily New by Acreage



SDRs
Commercial by Acreage



*SDR = Site Development Review

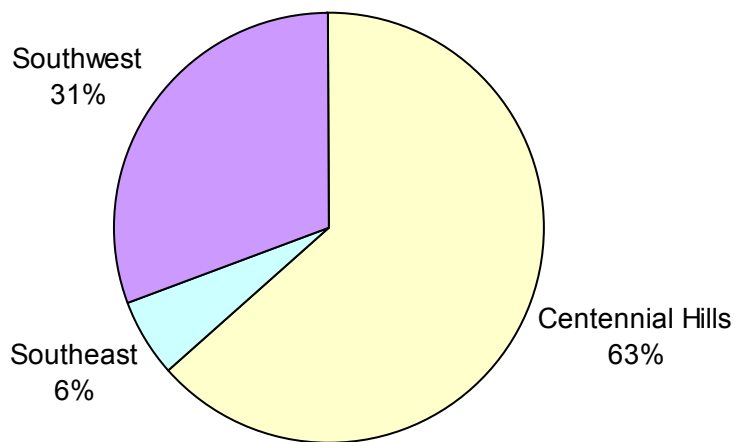


Permitted Projects

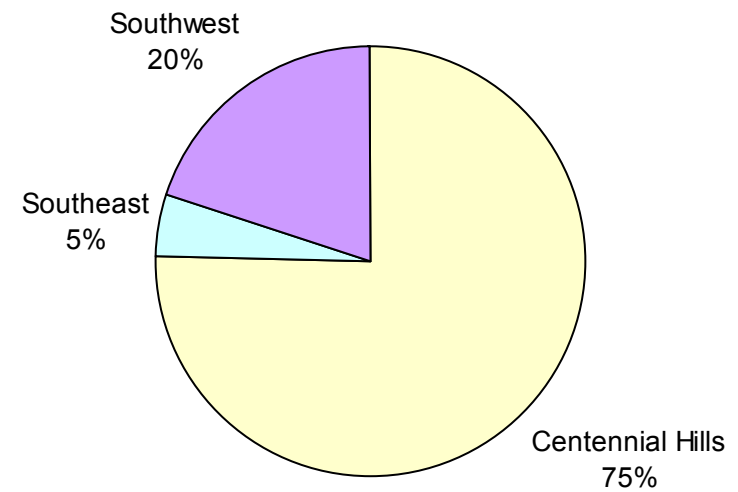
Permitted Projects
2nd Quarter 2006

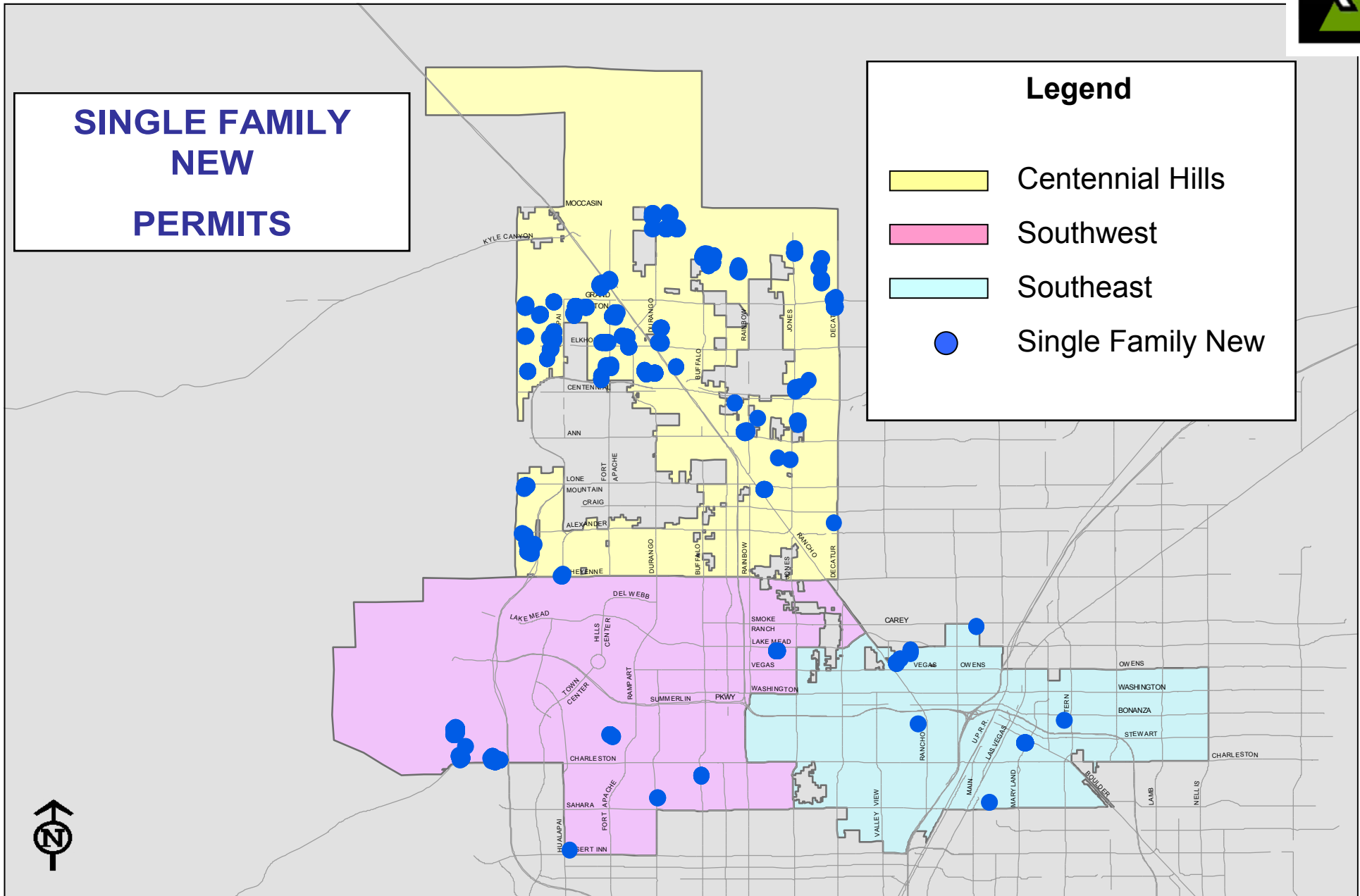
Category	Centennial Hills		Southeast		Southwest		Total	Total
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Single Family New	573	\$70,095,507	39	\$4,333,591	137	\$18,742,470	749	\$93,171,568
Single Family Additions	13	\$427,136	28	\$1,049,468	19	\$656,796	60	\$2,133,400
Single Family Remodel	5	\$87,450	7	\$2,911,170	9	\$168,059	21	\$3,166,679
Multifamily New	45	\$33,043,080	11	\$96,538,194	4	\$2,586,640	60	\$132,167,914
Multifamily Remodel	0	\$0	1	\$40,000	0	\$0	1	\$40,000
Commercial New	17	\$12,528,547	7	\$1,176,573	7	\$6,088,691	31	\$19,793,811
Commercial Additions	7	\$236,500	4	\$1,349,780	6	\$33,500	17	\$1,619,780
Commercial Remodel	58	\$10,017,041	79	\$21,441,645	77	\$7,816,346	214	\$39,275,032
Public Remodel	4	\$22,575,000	2	\$895,537	0	\$0	6	\$23,470,537
Pools & Spas	0	\$0	0	\$0	0	\$0	0	\$0
Signs	69	\$107,937	49	\$95,575	75	\$329,016	193	\$532,528
Miscellaneous	66	\$7,198,966	76	\$21,455,679	52	\$8,805,113	194	\$37,459,758
GRAND TOTAL	857	\$156,317,164	303	\$151,287,212	386	\$45,226,631	1,546	\$352,831,007

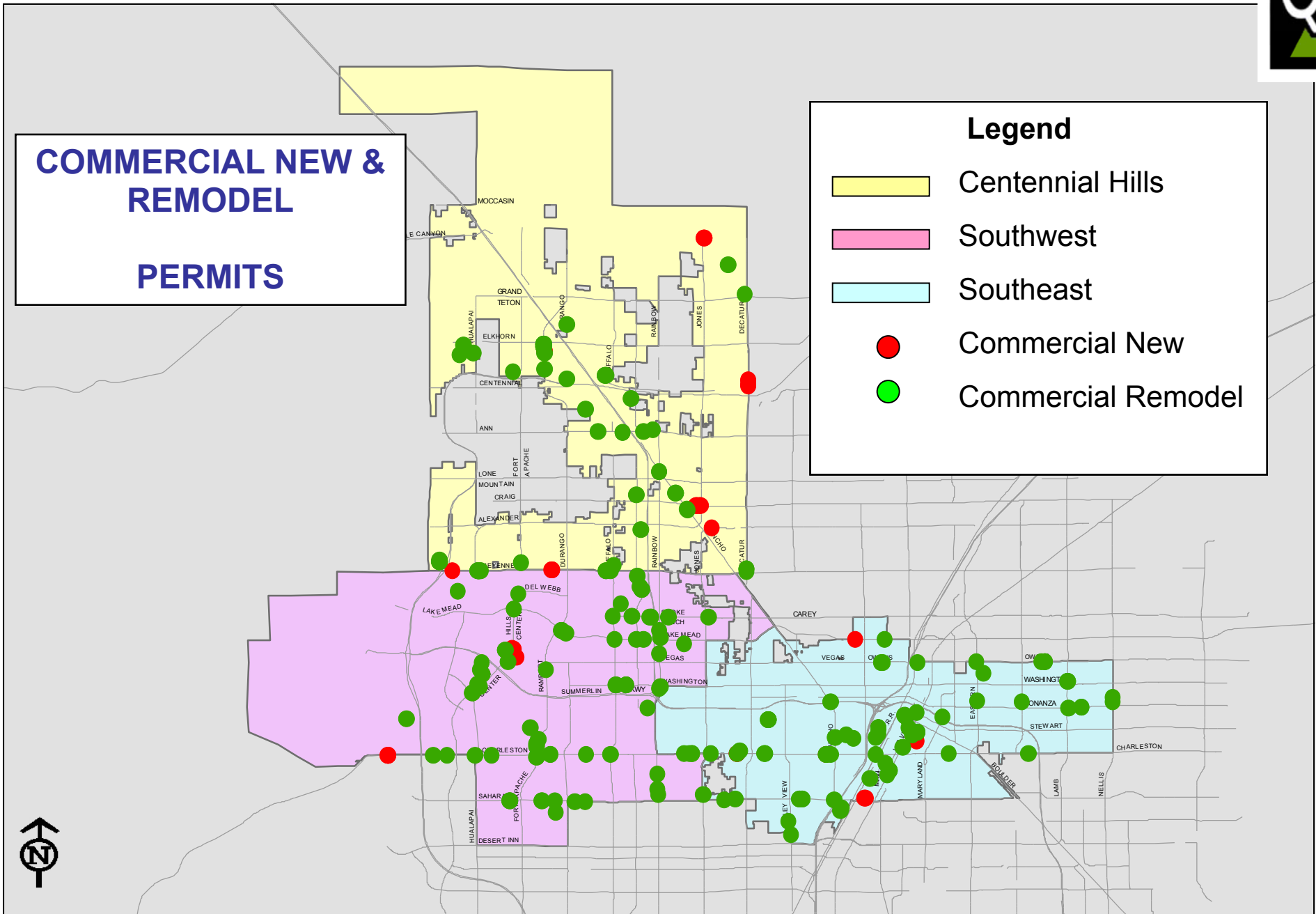
Permitted Projects
Commercial New by Valuation

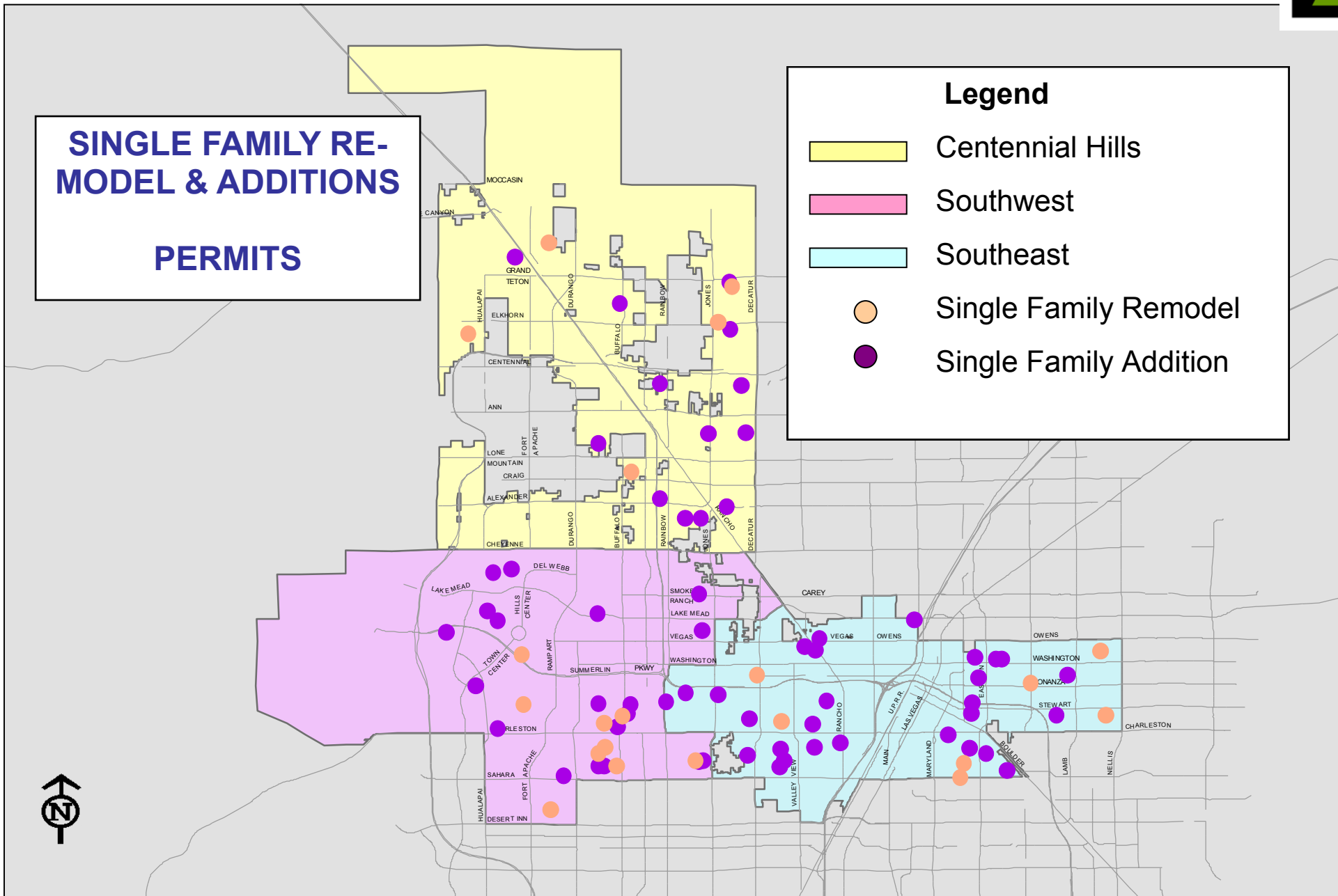


Permitted Projects
Single Family New by Valuation





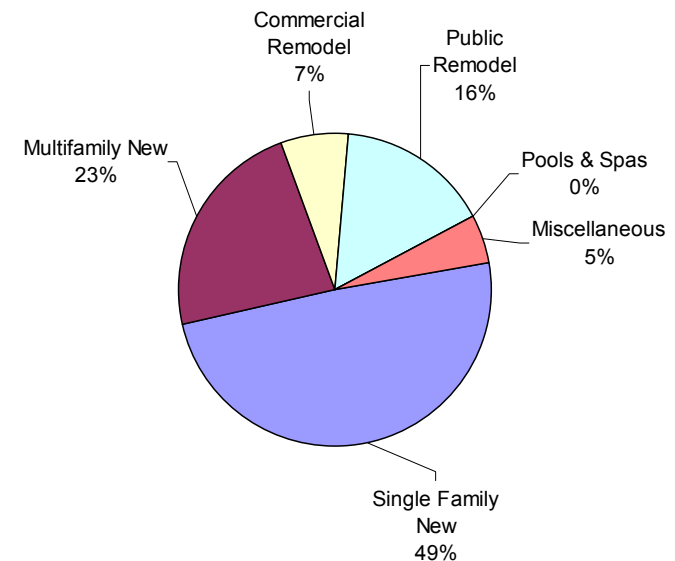




Centennial Hills Building Permits

Category	Permits	Valuation	Percentage
Single Family New	573	\$70,095,507	44.8%
Single Family Additions	13	\$427,136	0.3%
Single Family Remodel	5	\$87,450	0.1%
Multifamily New	45	\$33,043,080	21.1%
Multifamily Remodel	0	\$0	0.0%
Commercial New	17	\$12,528,547	8.0%
Commercial Additions	7	\$236,500	0.2%
Commercial Remodel	58	\$10,017,041	6.4%
Public Remodel	4	\$22,575,000	14.4%
Pools & Spas	0	\$0	0.0%
Signs	69	\$107,937	0.1%
Miscellaneous	66	\$7,198,966	4.6%
GRAND TOTAL	857	\$156,317,164	100.0%

Centennial Hills Permits by Valuation

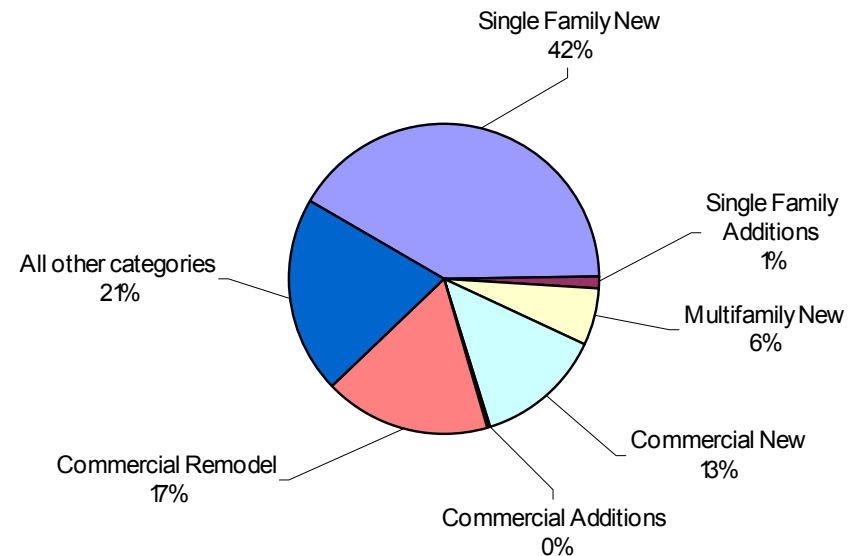


*Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

Southwest Building Permits

Category	Permits	Valuation	Percentage
Single Family New	137	\$18,742,470	41.4%
Single Family Additions	19	\$656,796	1.5%
Single Family Remodel	9	\$168,059	0.4%
Multifamily New	4	\$2,586,640	5.7%
Multifamily Remodel	0	\$0	0.0%
Commercial New	7	\$6,088,691	13.5%
Commercial Additions	6	\$33,500	0.1%
Commercial Remodel	77	\$7,816,346	17.3%
Public Remodel	0	\$0	0.0%
Pools & Spas	0	\$0	0.0%
Signs	75	\$329,016	0.7%
Miscellaneous	52	\$8,805,113	19.5%
GRAND TOTAL	386	\$45,226,631	100.0%

Southwest Permits by Valuation

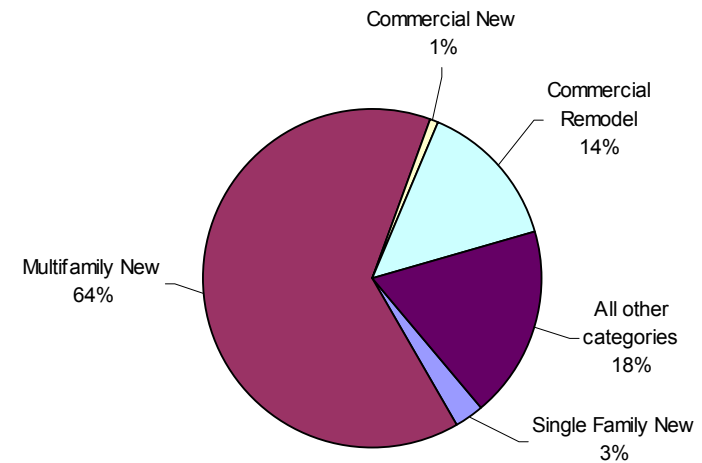


*Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

Southeast
Building Permits

Category	Permits	Valuation	Percentage
Single Family New	39	\$4,333,591	2.9%
Single Family Additions	28	\$1,049,468	0.7%
Single Family Remodel	7	\$2,911,170	1.9%
Multifamily New	11	\$96,538,194	63.8%
Commercial New	7	\$1,176,573	0.8%
Commercial Additions	4	\$1,349,780	0.9%
Commercial Remodel	79	\$21,441,645	14.2%
Public New	2	\$895,537	0.6%
Pools & Spas	0	\$0	0.0%
Signs	49	\$95,575	0.1%
Miscellaneous	76	\$21,455,679	14.2%
GRAND TOTAL	302	\$151,247,212	100.0%

Southeast
Permits by Valuation



*Miscellaneous include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

A map of Las Vegas, Nevada, showing the city's layout. A large, irregularly shaped area in the center of the city is highlighted in light gray, representing completed projects. This area includes the downtown core and extends towards the north and west. The rest of the map shows the city's street grid and surrounding areas in white.

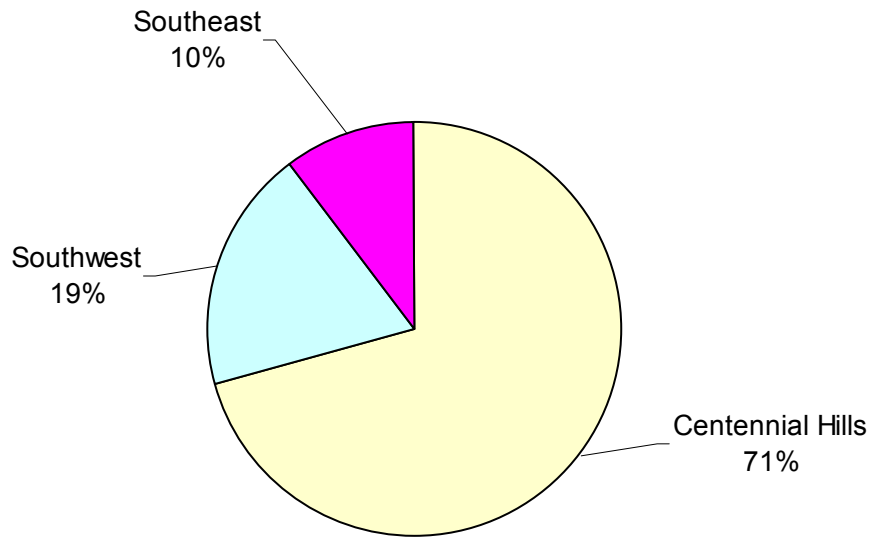
Completed Projects

Completed Projects
2nd Quarter 2006

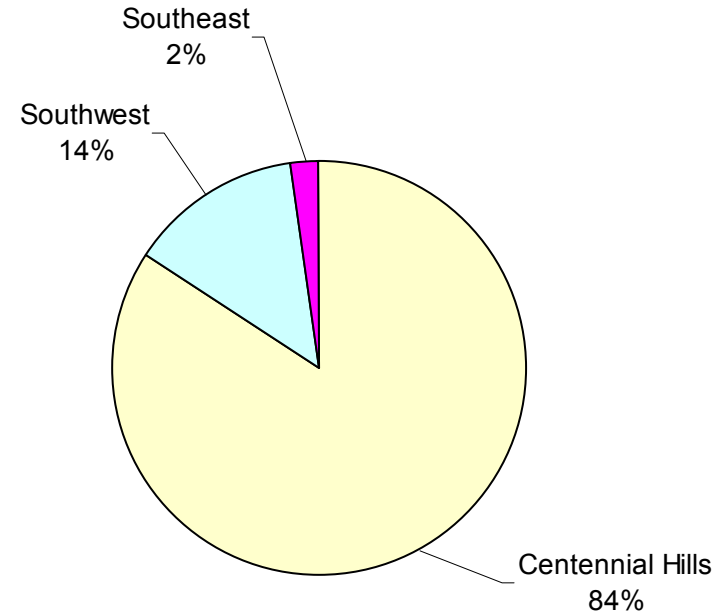
Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Single Family New	831	134	21	986	75.4%
Single Family Additions	5	11	2	18	1.4%
Single Family Remodel	10	9	15	34	2.6%
Multifamily New	6	0	0	6	0.5%
Commercial New	20	19	2	41	3.1%
Commercial Additions	7	3	11	21	1.6%
Commercial Remodel	21	39	40	100	7.7%
Mobile Homes	3	1	0	4	0.3%
Public New	0	0	0	0	0.0%
Public Remodel	0	0	0	0	0.0%
Miscellaneous	19	34	44	97	7.4%
GRAND TOTAL	922	250	135	1,307	100.0%

*Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

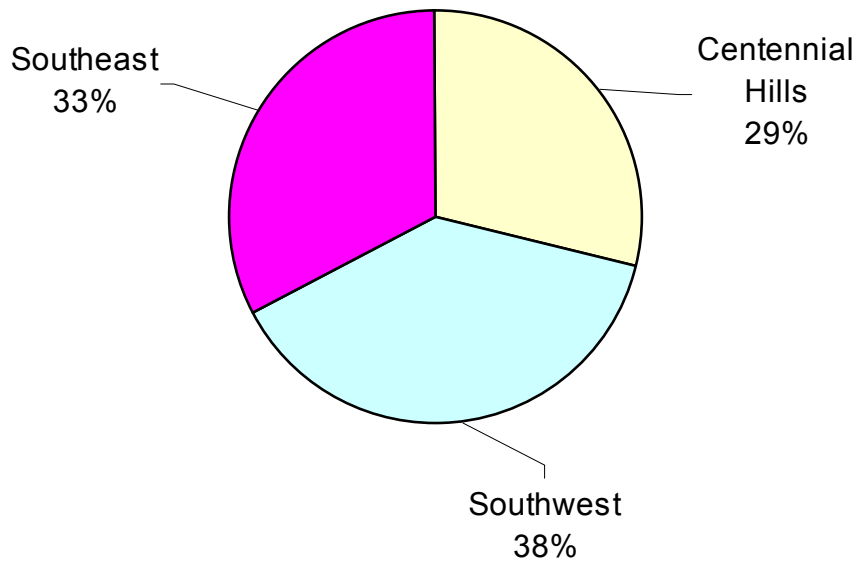
Completed Projects by Sector



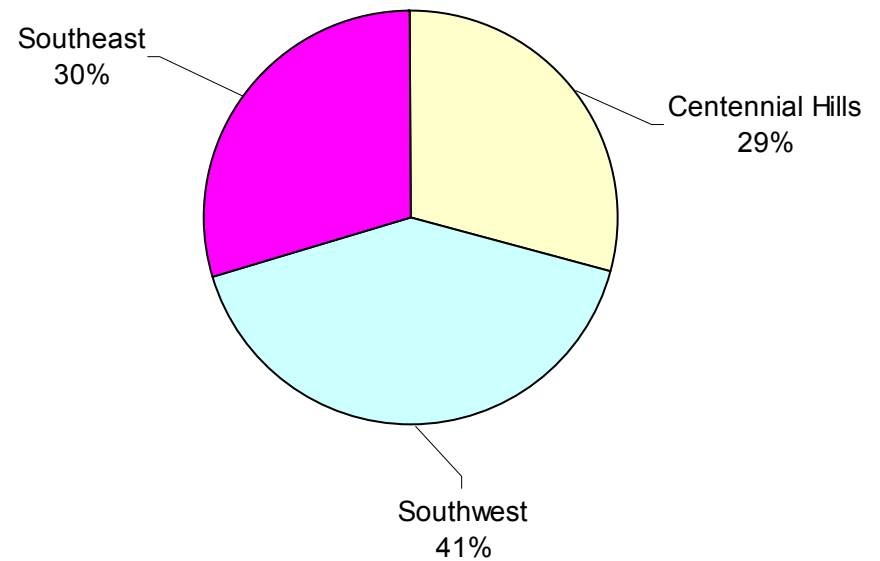
Completed Single Family Projects

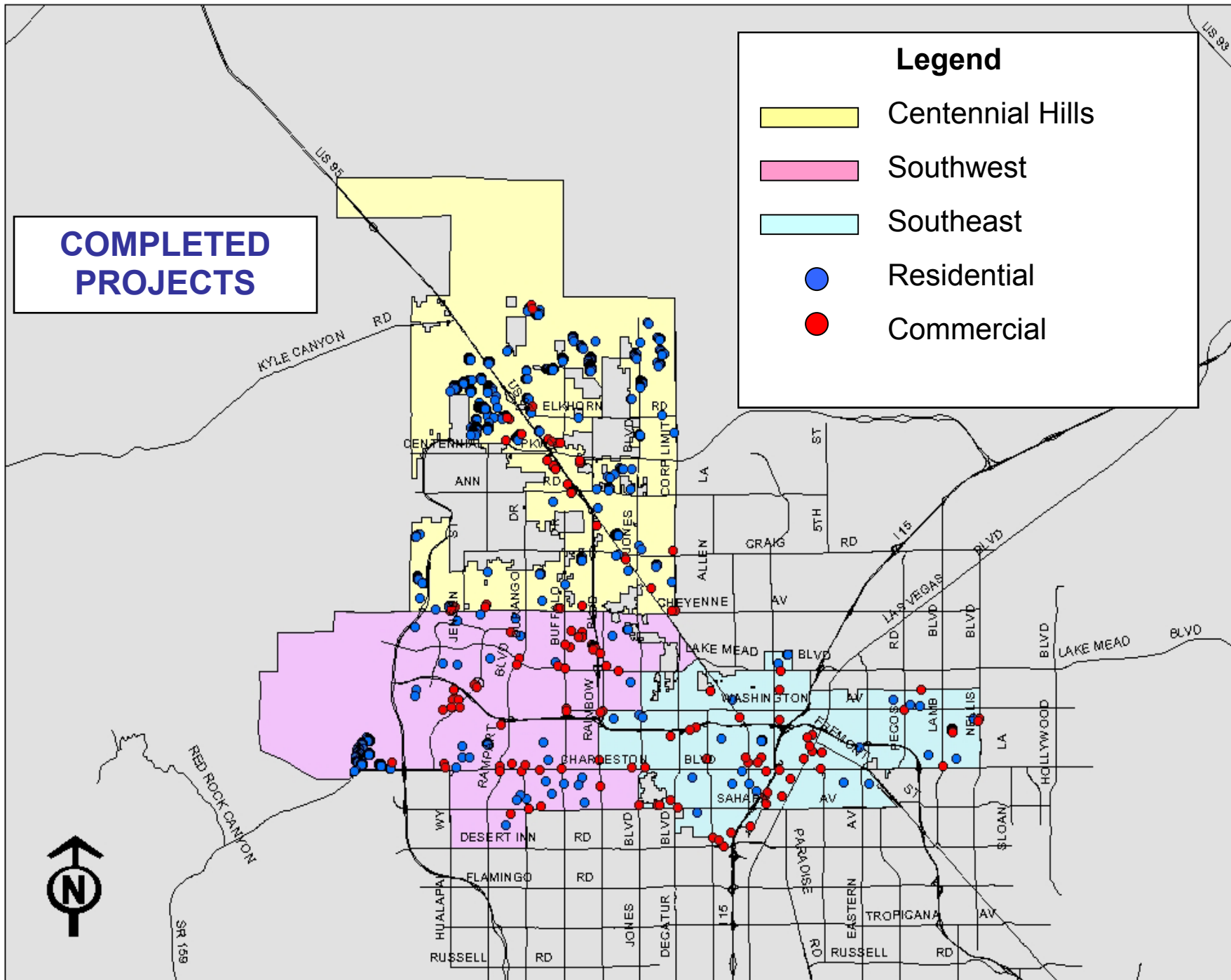


Completed Single Family Additions & Remodeled Projects



Completed Commercial New & Remodeled Projects





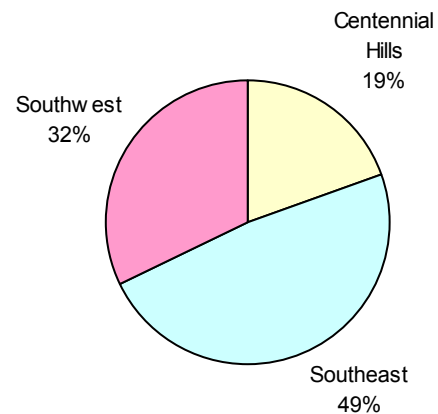
A light gray map of Las Vegas, Nevada, showing the city's street grid and major highways. A semi-transparent gray rectangular box is centered over the city, containing the title 'Business Licenses' in green text.

Business Licenses

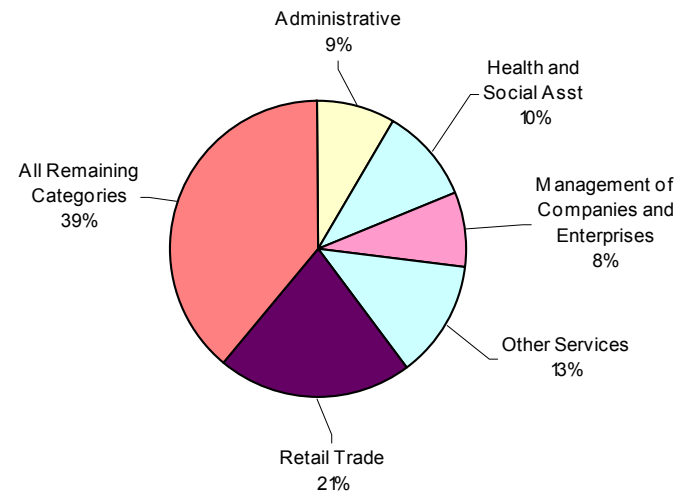
Business Licenses
2nd Quarter 2006

Category	Centennial Hills	Southeast	Southwest	Total	Percentage
Accommodation & Food Services	9.0	107.0	29.0	145.0	7.7%
Administrative	48.0	65.0	48.0	161.0	8.5%
Agriculture	5.0	2.0	7.0	14.0	0.7%
Arts, Entertainment & Recreation	18.0	63.0	20.0	101.0	5.4%
Construction	21.0	61.0	25.0	107.0	5.7%
Educational Services	0.0	1.0	3.0	4.0	0.2%
Finance & Insurance	15.0	52.0	58.0	125.0	6.6%
Health and Social Asst	32.0	70.0	93.0	195.0	10.3%
Information	4.0	8.0	12.0	24.0	1.3%
Management of Companies and Enterprises	44.0	52.0	55.0	151.0	8.0%
Manufacturing	0.0	2.0	2.0	4.0	0.2%
Other Services	53.0	111.0	77.0	241.0	12.8%
Professional, Scientific, and Technical Services	24.0	57.0	36.0	117.0	6.2%
Public Admin	0.0	0.0	0.0	0.0	0.0%
Real Estate & Rental/Leasing	13.0	39.0	31.0	83.0	4.4%
Retail Trade	77.0	216.0	107.0	400.0	21.2%
Transportation & Warehousing	1.0	2.0	0.0	3.0	0.2%
Wholesale Trade	2.0	5.0	3.0	10.0	0.5%
GRAND TOTAL	366.0	913.0	606.0	1,885.0	100.0%

Business Licenses by Sector



Business Licenses by Top Five Categories



Business Licenses by Planning Area and Category

2nd Quarter 2006

